



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: June 6, 2016

To: Thomas J. Bonfield, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Steven L. Medlin, AICP, Planning Director
Subject: Patterson Place Compact Neighborhood (A1500015)

Summary. Over the past year, the Durham City-County Planning Department has re-evaluated the Future Land Use Map of the *Durham Comprehensive Plan* to better align Compact Neighborhood Tier boundaries with the planned Durham-Orange Light Rail Transit (D-O LRT) system, recently endorsed by Durham elected officials and the Metropolitan Planning Organization Board. With input from the community, five areas along the D-O LRT corridor were studied. The intention of this memo is to summarize staff's recommendations for the Patterson Place Compact Neighborhood. Full documentation is available in Attachment 1.

Recommendation. Staff recommends that the City Council approve Plan Amendment Case A1500015, Patterson Place Compact Neighborhood. By doing so, the Council adopts:

1. Converting the Suburban Transit Area to a Compact Neighborhood Tier with amended boundaries per Comprehensive Plan policy 2.4.1e.
2. Amending the adopted future land use designations within the Compact Neighborhood Tier to Design District.
3. Correcting minor mapping errors resulting in small (approximately 1 acre or less) changes to the Future Land Use Map.

The Planning Commission recommended denial, 2-12, on March 9, 2016.

Background. The Future Land Use Map currently designates an area centered around the Patterson Place Shopping Center as a Suburban Transit Area (450 acres). Plans for a light rail station in this location have not dramatically changed since the Suburban Transit Area was established there in 2005. However, since 2005 the area has developed significantly and floodplain boundaries have been remapped. In light of these changes, conversion from a Suburban Transit Area to a Compact Neighborhood Tier needs to be considered, along with re-assessment of the boundaries. Staff recommends three-part amendments to the Future Land Use Map:

Reference in Report

1. **Development Tier.** Amend the boundaries and convert the Suburban Transit Area to a Compact Neighborhood Tier per Comprehensive Plan policy 2.4.1e.
2. **Future Land Use Designations.** Amend the adopted future land use designations to Design District.

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Adopted Land Use Designation	Acres	Proposed Land Use Designation
Commercial	343	Design District
Medium Density Residential	189	Design District
Medium-High Density Residential	55	Design District

3. **Technical Updates.** Correct minor mapping errors resulting in small (approximately 1 acre or less) changes to the Future Land Use Map.

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Issues. The report found in Attachment 1 summarizes challenges and opportunities for future compact neighborhood development in Patterson Place and evaluates the potential impact of making such a policy decision on issues like environmental protection, housing and property values, transportation, and other infrastructure and services.

Additionally, the Durham Open Space and Trail Committee (DOST) raised concerns about the inclusion of environmentally sensitive areas in the northeast within the Compact Neighborhood boundary. DOST specifically requested that the boundary correspond the existing Suburban Transit Area boundary, which is based on the FEMA flood maps that were effective in 2005.

Staff Contact.

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Attachment 1, Patterson Place Compact Neighborhood Report

Attachment 2, Planning Commission Written Comments

Attachment 3, Resolution

Appendices can be found online at www.durhamnc.gov/compactneighborhoods